

SCAR HILL HOUSE

BOX • GLOUCESTERSHIRE







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*An impressive country house situated in a highly desirable area
with sensational far reaching views*

Minchinhampton 1 mile • Stroud Mainline Station 3 miles (London Paddington 90 minutes) • M5 (J13) 7 miles
Kemble Station 8 miles (London Paddington 75 minutes) • Cirencester 12 miles • M4 (J15) 26 miles
(Distances and times approximate)

Accommodation

Entrance hall • Reception hall • Drawing room • Sitting room • Kitchen/dining room • Play room • Study
Conservatory • Utility room • Boot room • Garden room

8 bedrooms • 5 bathrooms

Scar Hill Cottage (unmodernised)

Kitchen • 2 bedrooms • Former bathroom • Reception room

Stable yard with 7 loose boxes and a tackroom
Garaging • Garden stores • All weather arena 25 x 45

Extensively landscaped gardens and grounds surrounding the house:
Orchard • Paddocks • Long approach • Distant views

Approximately 21 acres (8.5 hectares)

For sale freehold

Cirencester

Gloucester House
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Gloucestershire GL7 2PT

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Gloucestershire

Box is a most sought and attractive Cotswold village close to the larger villages of Minchinhampton and Amberley in the Cotswold Area of Outstanding Natural Beauty (AONB).

Much of the surrounding area is owned by the National Trust and the village includes a mixture of pretty period houses, stone cottages and fabulous views.



Scar Hill House is within easy reach of a good selection of shops for everyday needs, popular public houses and cafes, farm shops, delicatessens and a busy local community as well as more diverse shops in close by Nailsworth including the celebrated Williams Kitchen. The regional centres of Bristol, Cheltenham, Bath and Swindon are within easy daily commuting distance.



Box is exceptionally well located for national communications with access to the M4 (J18) 13 miles, M5 (J13) 7 miles, Kemble Mainline Station approximately 8 miles with regular train services to London Paddington (75 minutes), from Stroud Station approximately 3 miles with trains to London Paddington (90 minutes).



Bristol International Airport is about 38 miles away as well as a private airfield at Kemble.



Education in the area is outstanding with many excellent schools and colleges. Beaudesert Park is within walking distance. There is a popular primary school in nearby Amberley and a second school in Minchinhampton. Other schools in the area include Cheltenham Colleges, Dean Close and Westonbirt to name a few.



The property is extremely well located for all sporting interests including golf courses at Minchinhampton and Cotswold Edge, polo at Cirencester Park, Aston Down and Westonbirt, racing at Cheltenham, Bath and Chepstow, hunting with the Berkeley, VWH and Cotswold Hounds, as well as many other popular equestrian activities including British Eventing at Gatcombe and Badminton, show jumping at Summer House and dressage at Hunters, to name a few.



The area has many picturesque walks and rides through a network of footpaths and bridle ways around the surrounding countryside.





Scar Hill House

- Scar Hill House is a most impressive Cotswold stone house dating back to 1961, built from materials originating from a historic building in the locality. The main house is centrally situated in some of the largest private grounds in the area.
- The property has recently been extensively modernised and extended by the current owners to create a significant country house with some of the finest views in the area.
- The main house is approximately 6,700 sq ft of living accommodation with an incredibly flexible layout.
- The house is ideally suited for modern day living with a spacious and naturally light kitchen/dining room, with the large reception hall forming the core of the house.
- The play room and guest accommodation are located in the wing which could easily be subdivided to provide guest or staff accommodation if required.
- The majority of the rooms are on the first floor with one bedroom on the second floor and all rooms are spacious and naturally light and have fabulous views over the private grounds that surround the house.







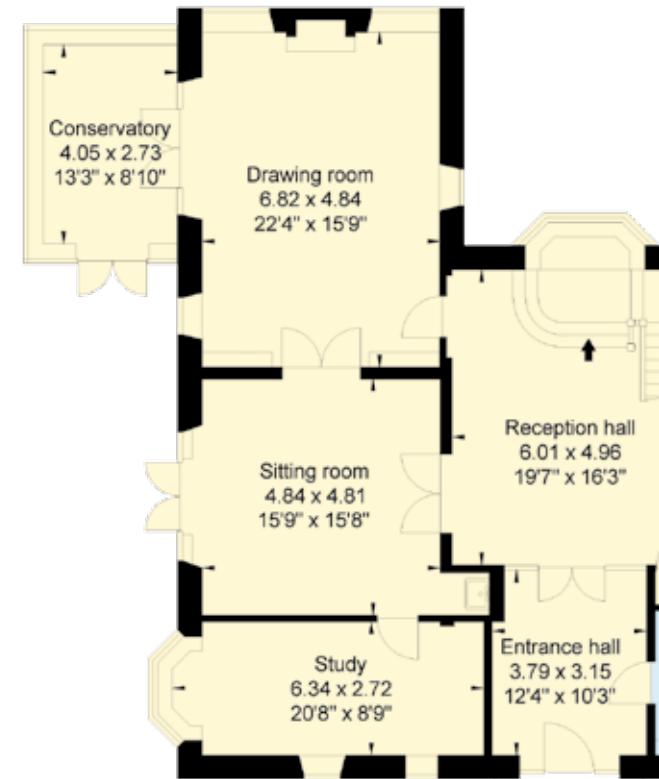
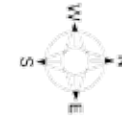




Approximate Gross Internal Floor Area

House: 622 sq m (6,696 sq ft)
 Stable block and garaging: 186 sq m (2,002 sq ft)
 Total: 808 sq m (8,698 sq ft)
 Plus Scar Hill Cottage

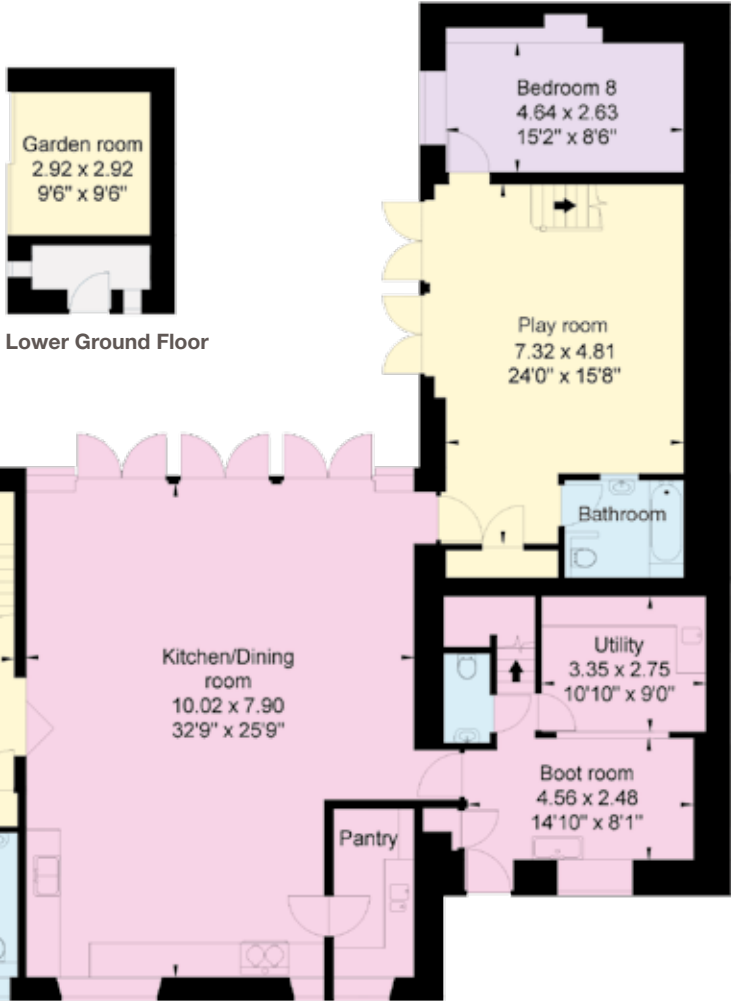
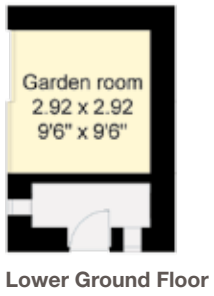
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Ground Floor



- Reception Rooms/General Living & Circulation areas
- Bedroom/Dressing Rooms
- Bathrooms
- Work Rooms: Kitchen/Workshop/Utility/Plant
- Storage



First Floor



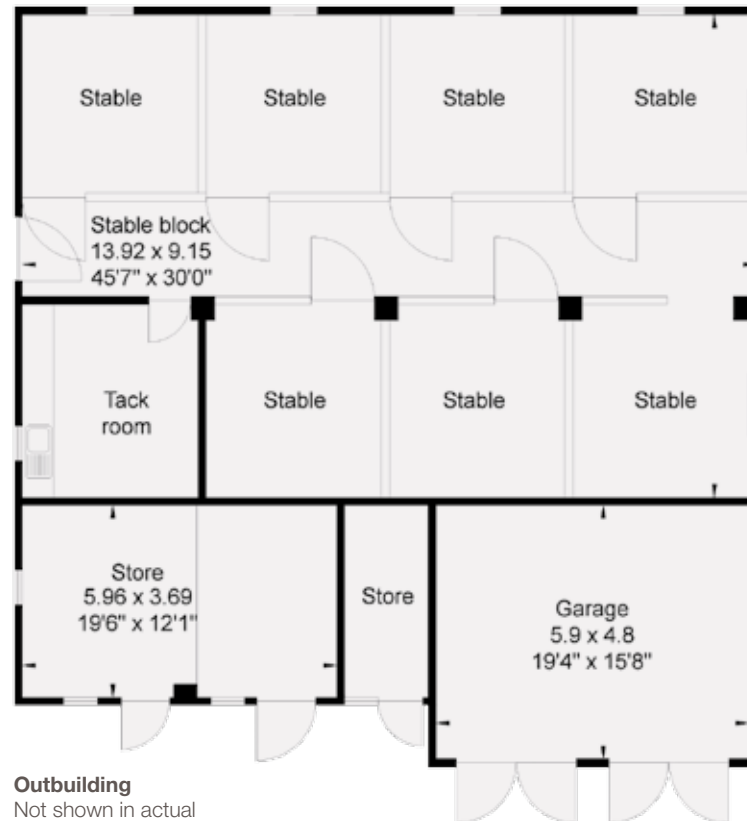


Scar Hill Cottage

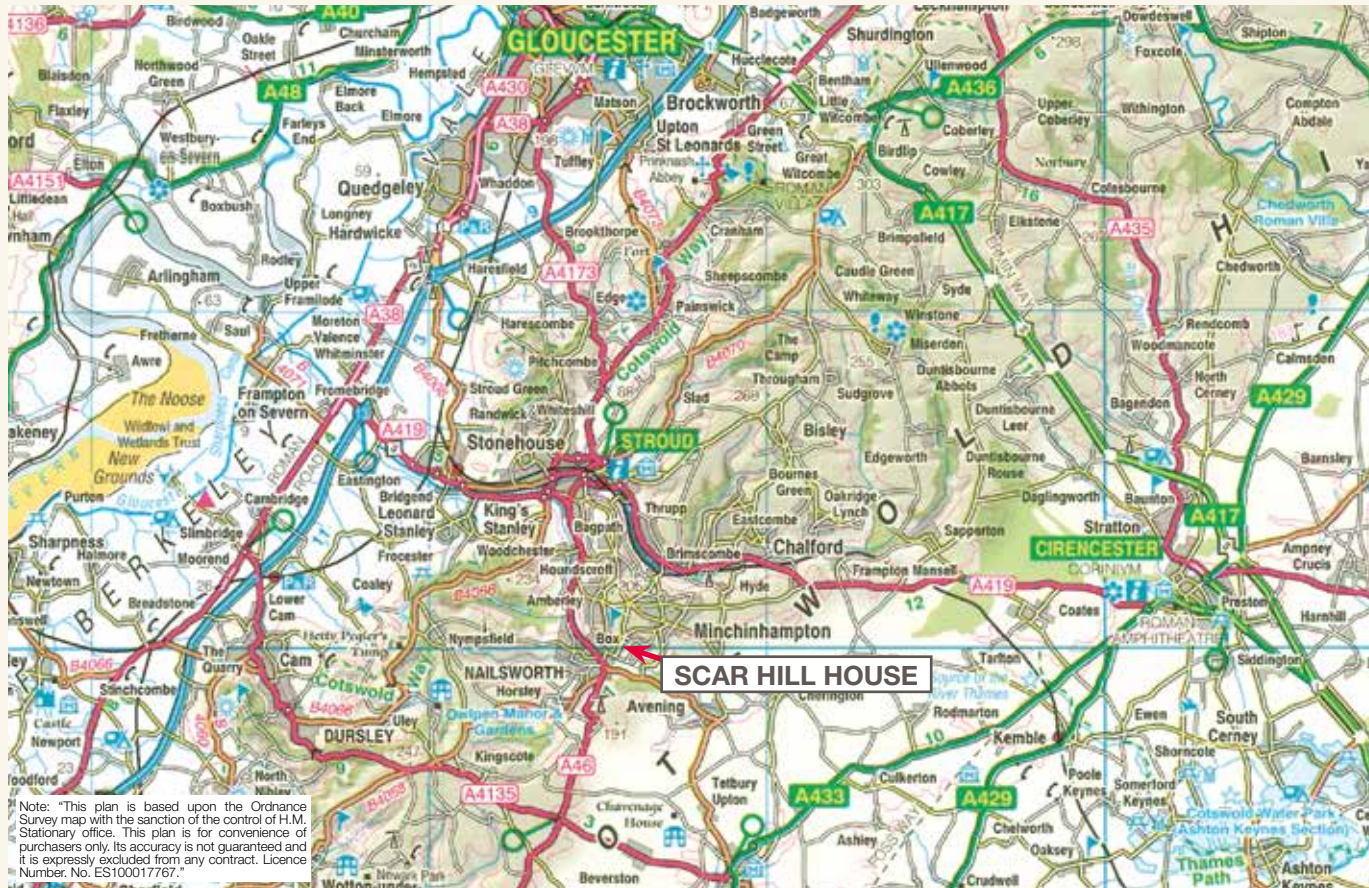
- Scar Hill Cottage is a short distance from the main house, an unmodernised brick cottage which is in need of total refurbishment.
- The cottage provides an excellent footprint for conversion depending on your requirements.
- Historically there was planning consent for a four bedroom replacement dwelling.

Stable yard

- Beyond is an excellent stable yard comprising secure garaging, machinery and garden stores, American barn style stabling with seven stables and a secure tack room. Near the stables is an all weather manège (25ft x 45ft).
- The stable yard has significant future use either as garaging, studios or further accommodation and the running arena will make an excellent tennis court and swimming pool complex if desired, subject to the necessary consents.



Outbuilding
Not shown in actual location/orientation



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."

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Photographs dated: May 2015. Particulars dated: June 2015.



Services entitlement

The properties are registered under the RPA Agreement and titles are available as part of the sale or by separate negotiation.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Stroud Council. Telephone 01453 766 321.

Viewings

Strictly by prior appointment through the Vendor's agent, Cirencester office 01285 659 771 or Country Department 020 7861 1707.

Directions (GL6 9HR)

From Cirencester proceed on the A419 towards Stroud, turn left at Aston Down Airfield signposted to Minchinhampton. Continue over the Common and in the centre (Tom Long's post), turn left signposted towards Nailsworth. Continue over the Common passing the entrance to Beaudesert School on the right and follow the road as it continues down the hill (do not go into Box). The road bears sharp left with open common ground on your left hand side. Immediately after a 40 mile an hour sign painted on the road, turn left across common land on a semi tarmac track (if you go round to the right on the main road you have gone too far). Continue along this track through a five bar gate and continue down the tarmac drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83



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